

ATTACHMENT 3

MITIGATED NEGATIVE DECLARATION/ INITIAL STUDY



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

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File Number 2004-0306
No. 04-08

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Mitigated Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for an Annexation, cancellation of Williamson Act, Special Development Permit and Tentative Map filed by Yvonne Jacobson.

PROJECT DESCRIPTION AND LOCATION (APN):

Application for related proposals on a 3.71 acre site located at **707 South Mathilda Avenue, 711 South Mathilda Avenue, and 0 South Mathilda Avenue** in a C-2/ECR (Highway Business/E! Camino Real Precise Plan) Zoning District (APNs: 201-22-009, 010, 012 and 201-35-005)

- **Annexation** of unincorporated Santa Clara County into the City of Sunnyvale,
- Cancellation of **Williamson Act**,
- Disestablishment of agricultural preserve,
- **Special Development Permit** to allow a 14, 940 square-foot commercial building and 36 townhomes,
- **Tentative Map** to subdivide one lot into 37 lots and one common lot.

WHERE TO VIEW THIS DOCUMENT:

The **Mitigated Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Thursday, June 24, 2004**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, June 28, 2004 at 8:00 p.m. by the Planning Commission in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale; and on,

Tuesday, July 13, 2004 at 7:30 p.m. by the City Council in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

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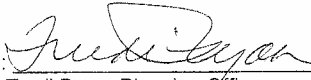
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TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On June 2, 2004

Signed: 
Trudi Ryan, Planning Officer

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File Number 2004-0306
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MITIGATED NEGATIVE DECLARATION

This **Mitigated Negative Declaration** has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for an Annexation, cancellation of Williamson Act, Special Development Permit and Tentative Map filed by Yvonne Jacobson.

PROJECT DESCRIPTION AND LOCATION (APN):

Application for related proposals on a 3.71 acre site located at **707 South Mathilda Avenue, 711 South Mathilda Avenue, and 0 South Mathilda Avenue** in a C-2/ECR (Highway Business/EI Camino Real Precise Plan) Zoning District (APNs: 201-22-009, 010, 012 and 201-35-005)

- **Annexation** of unincorporated Santa Clara County into the City of Sunnyvale,
- Cancellation of **Williamson Act**,
- Disestablishment of agricultural preserve,
- **Special Development Permit** to allow a 14, 940 square-foot commercial building and 36 townhomes,
- **Tentative Map** to subdivide one lot into 37 lots and one common lot.

FINDINGS:

The Director of Community Development of the City of Sunnyvale, California, hereby determines that an environmental impact report is not required. There are sufficient environmental controls incorporated into the zoning regulations to ensure no significant detrimental effect.

The above determination is based upon the initial study conducted in this matter, information provided by the applicant in an "Application for Environmental Clearance" and is based on the fact that the use is in keeping with and not in conflict with the adopted General Plan, Zoning Ordinance and the Subdivision Ordinance. The use is specifically permitted by a Special Development Permit and the use would be in keeping with the character of the Zoning District. Site and architectural control will be exercised over the proposed development by the Planning Commission and City Council. No endangered species are known to depend on this site for habitat.

MITIGATIONS:

NOISE a): To meet the City's DNL 45 dB indoor noise goal, it will be necessary to use sound-rated windows at the units along Mathilda Avenue. The entry doors in facades where sound-rated windows are used need to be solid-core wood or insulated hollow metal with perimeter gaskets and door bottoms.

To meet the City's DNL 60 dB outdoor noise goal, it will be necessary to use sound-rated windows at the units along Mathilda Avenue. A three-feet high (from the patio) solid sound fence around the deck.

MANDATORY FINDINGS OF SIGNIFICANCE c) A September 2003 Soil Sampling report by URS Corporation indicated moderately high concentrations of: total petroleum hydrocarbons as gasoline (TPHg); fuel oxygenates Methyl-tert-Butyl (MTBE); and benzene, toluene, ethylbenzene, total xylenes (BTEX) in selected soil samples on the northern portion of the site. The pollutants are due to an unauthorized release of gasoline

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to the soil. Mitigation includes removing the contaminated soil from the site prior to construction. Mitigation calls for the contaminated area to be covered by either the building footprint or the parking lot.

AGRICULTURAL RESOURCES b) The southern portion of the project site is currently under a Williamson Act contract and the project includes a rescinding of the contract for residential use of the property.

HYDROLOGY AND WATER QUALITY d) The proposed project shall result in substantial lot coverage with impermeable surfaces. Stormwater Best Management Practices (BMPs) will be installed to manage and provide preliminary treatment to the site run-off.

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Thursday, June 24, 2004**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a Mitigated Negative Declaration will be considered by the adopting authority, whose action on the protest may be appealed.

Circulated On June 2, 2004

Signed: 
Trudi Ryan, Planning Officer

Adopted On _____

Verified: _____
Trudi Ryan, Planning Officer

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PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE/LOCATION (INCLUDE COUNTY):

The **Special Development Permit** and **Tentative Map** are located on **707 South Mathilda Avenue**, **711 South Mathilda Avenue**, and **0 South Mathilda Avenue**, City of Sunnyvale, County of Santa Clara in an a C-2/ECR (Highway Business/El Camino Real Precise Plan) Zoning District. APNs: 201-22-009, 010, 012 and 201-35-005)

PROJECT DESCRIPTION:

Application for related proposals on a 3.71 acre site in a C-2/ECR (Highway Business/El Camino Real Precise Plan) Zoning District

- **Annexation** of unincorporated Santa Clara County into the City of Sunnyvale,
- Cancellation of **Williamson Act**,
- Disestablishment of agricultural preserve,
- **Special Development Permit** to allow a 14,940 square-foot commercial building and 36 townhomes,
- **Tentative Map** to subdivide one lot into 37 lots and one common lot.

FINDINGS OF EXEMPTION:

1. This project is in an urban setting.
2. There is no alteration of land or effect on fish or wildlife.

CERTIFICATION:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


Trudi Ryan

Title: Planning Officer, Community Development
Lead Agency: City of Sunnyvale
Date: June 3, 2004

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INITIAL STUDY
City of Sunnyvale
Department of Community Development
Planning Division
P.O.Box 3707
Sunnyvale, CA 94088-3707

Project #:	2004-0306 SDP, TM
Project Address:	0, 707, & 711 South Mathilda Avenue
Applicant:	Yvonne E. Jacobson

1. Project Title: 0, 707 & 711 South Mathilda Avenue
Special Development Permit & Tentative Map
2. Lead Agency Name and Address: City of Sunnyvale, Community Development Department,
Planning Division
3. Contact Person and Phone Number: Jamie McLeod (408) 730-7429
4. Project Location: 0, 707 & 711 South Mathilda Avenue
5. Project Sponsor's Name and Address: William Jacobson, 26715 Birch Hill Way
Los Altos Hills, California 94022
6. General Plan Designation: Commercial General Business (CGB)
7. Zoning: APNs 201-22-009, -010, and -012: Highway Business,
El Camino Real Precise Plan (C2-ECR),
APN 201-35-005: Public Facilities (PF)
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. (Attach additional sheets if necessary))
See end of checklist for description.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)
North: Across El Camino Real, city hall campus
South: Across Tennis Center Lane, municipal tennis center
and agricultural orchard
East: Across Mathilda Avenue, commercial center and
apartments
West: commercial, car dealership, and townhomes
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): N/A

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Project #: 2004-0306 SDP, TM
Project Address: 0, 707, & 711 South Mathilda
Ave., Sunnyvale
Applicant: Yvonne E. Jacobson

INITIAL STUDY ENVIRONMENTAL CHECKLIST**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☒

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐

Signature

Date

Jamie McLeod, Associate Planner

City of Sunnyvale

Printed Name

For (Lead Agency)

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Project #: 2004-0306 SDP, TM

Project Address: 0, 707, & 711 South Mathilda
Ave., Sunnyvale

Applicant: Yvonne E. Jacobson

INITIAL STUDY ENVIRONMENTAL CHECKLIST

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

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Project #: 2004-0306 SDP, TM
 Project Address: 0, 707, & 711 South Mathilda
Ave., Sunnyvale
 Applicant: Yvonne E. Jacobson

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
I. AESTHETICS. Would the project:					
a. Have a substantial adverse effect on a scenic vista?	0	0	X	0	Discussion at end of check-list 2, 94
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	0	0	0	X	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	0	0	0	X	2, 94, 101
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	0	0	0	X	2, 94
II. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	0	0	0	X	3, 97, 100, 111
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	0	0	0	X	3, 97, 100, 111
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	0	0	X	0	Discussion at end of check-list
d. Expose sensitive receptors to substantial pollutant concentrations?	0	0	0	X	62, 63, 111, 112
e. Create objectionable odors affecting a substantial number of people?	0	0	0	X	111, 112

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Project Address: 0, 707, & 711 South Mathilda
Ave., Sunnyvale
Applicant: Yvonne E. Jacobson

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
III. BIOLOGICAL RESOURCES:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	θ	θ	θ	X	2, 94, 111, 112, 109
b. Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	θ	θ	θ	X	2, 94, 111, 112, 109
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	θ	θ	θ	X	2, 94, 111, 112, 109
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	θ	θ	θ	X	2, 94, 111, 112, 109
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	θ	θ	X	θ	Discussion at end of check-list
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	θ	θ	θ	X	2, 41, 94, 111, 112
IV. CULTURAL RESOURCES. Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	θ	θ	X	θ	Discussion at end of check-list
b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	θ	θ	θ	X	10, 42, 94

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Project #: 2004-0306 SDP, TM
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INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	0	0	0	X	10, 42, 94, 111
d. Disturb any human remains, including those interred outside of formal cemeteries?	0	0	0	X	2, 111, 112
V. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?	0	0	0	X	2, 11, 12, 21, 28
b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	0	0	0	X	31, 28, 111
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	0	0	0	X	2, 41, 94, 111
VI. MINERAL RESOURCES. Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	0	0	0	X	2, 94
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	0	0	0	X	2, 94
VII. NOISE. Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	0	X	0	0	Discussion at end of check-list.
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	0	0	0	X	2, 16, 26, 94, 111, 112
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	0	0	X	0	Discussion at end of check-list
d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	0	0	X	0	Discussion at end of check-list

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INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
VIII. POPULATION AND HOUSING. Would the project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	0	0	X	0	Discussion at end of check-list
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	0	0	0	X	2, 11, 111, 112,
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	0	0	0	X	2, 11, 111, 112
IX. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a) Parks?	0	0	X	0	Discussion at end of check-list
b) Fire protection?	0	0	X	0	Discussion at end of check-list
c) Schools?	0	0	X	0	Discussion at end of check-list
d) Other public facilities?	0	0	X	0	Discussion at end of check-list
e) Police protection?	0	0	X	0	Discussion at end of check-list

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INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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Planning Division Checklist (8 of 8)

X. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | | | |
|----|--|---|---|---|---|---------------------------------|
| a. | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | 0 | 0 | X | 0 | Discuss on at end of check-list |
| b. | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)? | 0 | 0 | X | 0 | Discuss on at end of check-list |
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | 0 | X | 0 | 0 | Discuss on at end of check-list |

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INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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Building & Safety Division Checklist (1 of 1)

XI. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:
- | | | | | | | |
|-------|---|---|---|---|---|---|
| (i) | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | 0 | 0 | 0 | X | UBC,
UPC,
UMC,
NEC |
| (ii) | Strong seismic ground shaking? | 0 | 0 | X | 0 | Discuss
ion at
end of
check-
list |
| (iii) | Seismic-related ground failure, including liquefaction? | 0 | 0 | 0 | X | UBC,
UPC,
UMC,
NEC |
| (iv) | Landslides? | 0 | 0 | 0 | X | " |
- b) Result in substantial soil erosion or the loss of topsoil? 0 0 0 X "
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? 0 0 0 X "
- d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property? 0 0 0 X "
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? 0 0 0 X "

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Ave., Sunnyvale
Applicant: Yvonne E. Jacobson

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Ø	Ø	Ø	X	2, 20, 24, 87, 88, 89, 90, 111, 112
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Ø	Ø	Ø	X	2, 20, 24, 25, 87, 88, 89, 111, 112
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Ø	Ø	X	Ø	Discussion at end of check-list
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Ø	Ø	Ø	X	2, 20, 24, 25, 87, 88, 89, 111, 112
e) Result in a determination by the wastewater treatment provider that services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Ø	Ø	Ø	X	2, 20, 24, 25, 87, 88, 89, 90, 111, 112
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Ø	Ø	Ø	X	2, 22, 90, 111, 112
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Ø	Ø	X	Ø	Discussion at end of check-list

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Project #: 2004-0306 SDP, TM
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 Applicant: Yvonne E. Jacobson

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XIII. TRANSPORTATION/TRAFFIC. Would the project:					
a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	0	0	0	X	2, 12, 75, 81
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	0	0	0	X	81, 82, 75
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	0	0	0	X	3, 8, 12, 13
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	0	0	0	X	71, 74
e) Result in inadequate emergency access?	0	0	0	X	8, 12, 13
f) Result in inadequate parking capacity?	0	0	0	X	12, 37, 43
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	0	0	0	X	81, 85, 12

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 Applicant: Yvonne E. Jacobson

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XIV. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

- | | | | | | | |
|----|---|---|---|----------|----------|---------------------------------|
| a) | Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | θ | θ | θ | X | <u>UFC/LJB</u>
<u>C/SVMC</u> |
| b) | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment? | θ | θ | X | θ | Discussion at end of check-list |
| c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | θ | θ | θ | X | <u>UFC/LJB</u>
<u>C/SVMC</u> |
| d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment? | θ | θ | θ | X | <u>UFC/LJB</u>
<u>C/SVMC</u> |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | θ | θ | θ | X | <u>UFC/LJB</u>
<u>C/SVMC</u> |
| f) | Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? | θ | θ | θ | X | <u>UFC/LJB</u>
<u>C/SVMC</u> |
| g) | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | θ | θ | θ | X | <u>UFC/LJB</u>
<u>C/SVMC</u> |

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Project #: 2004-0306 SDP, TM
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Ave., Sunnyvale
 Applicant: Yvonne E. Jacobson

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XV. RECREATION

- | | | | | | | |
|----|--|---|---|---|---|---------------------------------|
| a) | Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | 0 | 0 | X | 0 | Discuss on at end of check-list |
| b) | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | 0 | 0 | 0 | X | 2, 18, 111, 112 |

XIX. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?

- | | | | | | | |
|----|---|---|---|---|---|------------------------------------|
| a) | Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? | 0 | 0 | 0 | X | 94 |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | 0 | X | 0 | 0 | Discuss on at end of check-list 94 |
| c) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | 0 | 0 | 0 | X | |

HYDROLOGY AND WATER QUALITY. Would the project:

- | | | | | | | |
|----|--|---|---|---|---|---------------------|
| a) | Violate any water quality standards or waste discharge requirements? | 0 | 0 | 0 | X | 2, 24, 25, 111, 112 |
| b) | Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | 0 | 0 | 0 | X | 2, 24, 25, 111, 112 |

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Project #: 2004-0306 SDP, TM
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	θ	θ	X	θ	Discussi on at end of check- list
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	θ	X	θ	θ	Discussi on at end of check- list
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	θ	θ	X	θ	Discussi on at end of check- list
f) Otherwise substantially degrade water quality?	θ	θ	θ	X	2, 24, 25, 111, 112
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	θ	θ	θ	X	2, 12, 19, 24, 111, 112
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	θ	θ	θ	X	2, 19, 24, 111, 112
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	θ	θ	θ	X	2, 19, 24, 25, 111, 112
j) Inundation by seiche, tsunami, or mudflow?	θ	θ	θ	X	2, 19, 24, 25, 111, 112

PROJECT DESCRIPTION

The subject 3.71-acre project site is made up of four different parcels and located at the southwest corner of the intersection of South Mathilda Avenue and El Camino Real, the two highest volume arterials that cross the City. Three of the parcels are Zoned C2-ECR (Highway Business, El Camino Real Precise Plan) and are currently occupied by a gas station, a single-family house and an orchard. One of the parcels located under high-tension power lines is Zoned PF (Public Facility) and is currently vacant. Two of the parcels are sited within Opportunity Area 3A of the Precise Plan for El Camino Real (min. 40% Commercial/ Retail/ Office, up to 60% Residential). The orchard parcel is pre-zoned as it is not currently within the City limits.

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The immediately adjacent uses consist of commercial, car dealership, and medium density residential uses such as townhomes. Across El Camino Real to the north is the City Hall campus. East of the project is a commercial center with medium density residential uses such as apartments. To the south of the project is the Sunnyvale Municipal Tennis Center and an agricultural orchard.

Special Development Permit: The proposed project would result in one commercial structure located on the northern portion of the site, and 36 townhomes located on the southern portion of the site.

Tentative Map: The proposed project would result in a lot-line adjustment for the commercial structure to be located on a larger lot than the current ARCO service station, and the 36 townhomes to be separate lots located on one common lot.

**DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT WITH MITIGATION
INCORPORATED**

NOISE (a) The project site is located within an area with noise exposure, 50 feet from the edge of the road of 70-74 Ldn per the 1997 Noise Sub-Element of the City of Sunnyvale General Plan. Exterior noise exposure of 70-80 Ldn is conditionally acceptable for land uses such as office buildings, commercial and professional buildings. Exterior noise exposure of 60-75 Ldn is conditionally acceptable for residential land uses. Residential uses must meet and achieve the "Noise and Land Use Compatibility Guidelines" provided in Table 2 of the Noise Sub-Element which address achieving appropriate indoor noise levels. An acoustical analysis may be required once a specific project application is received. Through the City's implementation of the Municipal Code noise regulations, the impact will be lessened to a less than significant level.

Interior Noise Levels

The following mitigation measures are proposed:

WHAT: To meet the City's DNL 45 dB indoor noise goal, it will be necessary to use sound-rated windows at the units along Mathilda Avenue.

- 1) In Building 2, the Family Room and Dining Room/Living Room of Unit 1 will need windows that achieve a minimum STC³ rating of 28. The Bedrooms will need windows that achieve a minimum STC rating of 25.
- 2) In Building 5, the Master Room of Unit 28 will need windows with a minimum STC rating of 28. In Unit 29, the Dining Room will need windows with a minimum STC rating of 25.
- 3) In Building 6, the Master Room of Unit 27 will need windows with a minimum STC rating of 28.
- 4) In Building 7, the Master Room of Unit 23 will need windows with a minimum STC rating of 28. In Unit 22, the Dining Room will need windows with a minimum STC rating of 25.
- 5) In Building 8, the Living Rooms will need windows with a minimum STC rating of 28. All other windows on the north, east and west facades need a minimum STC rating of 25. The windows in the south façade of Units 31 and 36 also need to achieve a minimum STC rating of 25.

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- 6) The buildings that are not along Mathilda Avenue (Buildings 1, 3, and 4) do not need sound-rated windows. Neither do those on the south façade of Units 32 to 35 of Building 8.
- 7) The entry doors in facades where sound-rated windows are used need to be solid-core wood or insulated hollow metal with perimeter gaskets (e.g. Pemko S-88) and door bottoms (e.g. Pemko 234).
- 8) Typical dual-pane, construction-grade windows achieve an STC rating of approximately 28. The building code requires that where windows need to be closed to achieve an indoor DNL of 45 dB, an alternate method of supplying fresh air (e.g. mechanical ventilation) must be provided. This issue should be discussed with the project mechanical engineer.

WHEN: All improvements shall be completed prior to occupancy.

WHO: The developer is responsible for completing all of the above mitigation measures.

HOW: These measures shall be clearly marked and demonstrated in the plans submitted for building permits.

Exterior Noise Levels

The following mitigation measures are proposed:

WHAT: To meet the City's DNL 60 dB outdoor noise goal, it will be necessary to use sound-rated windows at the units along Mathilda Avenue.

- 1) A three-foot high (from the patio) solid sound fence around the deck. The fence would need to be continuous from patio to top, have no cracks or gaps in its face, and have a minimum surface density of three pounds per square foot.

WHEN: All improvements shall be completed prior to occupancy.

WHO: The developer is responsible for completing all of the above mitigation measures.

HOW: These measures shall be clearly marked and demonstrated in the plans submitted for building permits.

MANDATORY FINDINGS OF SIGNIFICANCE (c) The northern portion of the project site is currently being used as a service station. A September 2003 Soil Sampling report by URS Corporation indicated moderately high concentrations of: total petroleum hydrocarbons as gasoline (TPHg); fuel oxygenates Methyl-tert-Butyl (MTBE); and benzene, toluene, ethylbenzene, total xylenes (BTEX) in selected soil samples. The report concludes that the pollutants are due to an unauthorized release of gasoline to the soil. The impact of the release may be mitigated by removing the contaminated soil from the site prior to construction; the applicant has indicated that their contract with the current tenant includes mitigating any such impacts prior to evacuating the site. Further, the proposed plan for calls for the contaminated area to be covered by either the building footprint or the parking lot.

The following mitigation measures are proposed:

WHAT: Remove contaminated soil

WHEN: Prior to current applicant vacating site, and prior to construction.

WHO: ARCO, the current tenant of the northern portion of the site, is obliged under their current contract with the property owner. The property owner is ultimately responsible for the adequate removal of the contaminated soil.

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HOW: These measures shall be clearly marked and demonstrated in the plans submitted for the building permits.

AGRICULTURAL RESOURCES (b) The southern portion of the project site is currently under a Williamson Act contract. This project includes a rescinding of the contract for residential use of the property.

The following mitigation measures are proposed:

WHAT: Rescind the Williamson Act contract. Adoption of the proposal to rescind the contract is required both by the City Council and by the California Department of Conservation.

WHEN: The City Council shall consider adopting the proposal at a July 13, 2004 public hearing. The California Department of Conservation will consider adopting the proposal after it has been adopted by the City Council.

WHO: The Sunnyvale City Council and the California Department of Conservation.

HOW: The City Council shall consider adopting the proposal at a public hearing. The California Department of Conservation will consider adopting the proposal after it has been adopted by the City Council.

HYDROLOGY AND WATER QUALITY (d) The proposed project shall result in substantial lot coverage with impermeable surfaces when compared to the existing tilled soil that currently comprises most of the site.

The following mitigation measures are proposed:

WHAT: Stormwater Best Management Practices (BMPs) to manage and provide preliminary treatment to the site run-off.

WHEN: The BMPs are included in the site design and shall be completed prior to occupancy.

WHO: The developer is responsible for completing all of the designed BMPs and the property owner is responsible for maintaining the BMPs.

HOW: These measures shall be clearly marked and demonstrated in the plans submitted for building permits.

DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT

AESTHETICS (a) The proposed project shall remove the existing orchard and agrarian vista currently provided by the site. The development of sites along the El Camino Real and Mathilda corridor have been accounted for in the General Plan and are a part of the planned development for the entry corridor to Sunnyvale's downtown.

AIR QUALITY (c) The proposed project could result in impacts to air quality due to emissions of criteria pollutants resulting from grading, demolition, construction activities and from the generation of additional vehicle trips on local and regional roadways. Mitigation efforts can be used during the construction phase to reduce the impact on air quality. The development of sites along the El Camino Real corridor have been accounted for in the General Plan and in the Air Quality sub-element of the General Plan.

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BIOLOGICAL RESOURCES (e) Trees - The City's Tree Preservation Ordinance calls for the protection of trees about 38 inches in circumference, when measured at four feet from the ground. The Ordinance does allow for trees to be removed in order for the owner to enjoy the "reasonable use" of their property, which may include development. The proposed project will plant replacement trees, as required by the Ordinance.

CULTURAL RESOURCES (a) The project site is not listed as a Heritage Resource. It is, however, a part of the City's agricultural history. The development of sites along the El Camino Real and Mathilda corridor have been accounted for in the General Plan and are a part of the planned development for the entry corridor to Sunnyvale's downtown.

NOISE (c) and (d) The proposed project shall result in increased temporary and permanent noise levels. The resulting noise levels shall be conditioned per the Noise Sub-Element of the General Plan. The increase of noise on the site have been accounted for in the General Plan.

POPULATION AND HOUSING (a) The General Plan Amendment study looks at a range of adding 0 to 102 residential units to the City's Housing stock, which will increase the population in that section of the City. However, the city contains approximately 51,000 housing units, and this proposed increase is not substantial to the existing population or adequacy of infrastructure to support it.

PUBLIC SERVICES (a) Parks - The General Plan Amendment study's range of adding 0 to 102 residential units could increase the demand on park services to the area. The City's standard is 6.3 acres of parkland per 1,000 population. In order to address this additional demand, Sunnyvale Municipal Code Chapter 18.10 requires the developer of any new residential development to pay the park fees prior to approval of the Final Map. These monies are intended to allow the City to buy additional land for park areas within the City. If the project results in direct access to the Tennis Center, then the project may result in an impact to the parking and circulation at the Tennis Center. This issue has been researched by a circulation study provided by the applicant and under review by City staff.

PUBLIC SERVICES (b) Fire Protection - The impact on Fire Protection services has been accounted for in the Fire Services Sub-Element of the General Plan.

PUBLIC SERVICES (c) Schools - The Santa Clara Unified School District and the Sunnyvale Elementary School District have been notified of the proposed project. The impact on the neighboring schools is within the scope of the expected development in the area.

PUBLIC SERVICES (d) Other public facilities - The proposed project is within the scope of the anticipated development for the area and the impact on other public facilities has been accounted for in the General Plan.

PUBLIC SERVICES (e) Police protection - The impact on Police Protection services has been accounted for in the Law Enforcement Sub-Element of the General Plan.

ELIOT

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MANDATORY FINDINGS OF SIGNIFICANCE (a) The project site is not listed as a Heritage Resource. It is, however, a part of the City's agricultural history. The development of sites along the El Camino Real and Mathilda corridor have been accounted for in the General Plan and are a part of the planned development for the entry corridor to Sunnyvale's downtown.

MANDATORY FINDINGS OF SIGNIFICANCE (b) The project site is not listed as a Heritage Resource. It is, however, a part of the City's agricultural history. The development of sites along the El Camino Real and Mathilda corridor have been accounted for in the General Plan and are a part of the planned development for the entry corridor to Sunnyvale's downtown.

GEOLOGY AND SOILS (a.ii) The project site is not located in an area with any active faults, but may experience strong seismic ground shaking in the event of an earthquake. Through the City's implementation of the Uniform Building Code requirements for area's with potential for seismic activity this aspect of the project will be reduced to a less than significant level.

UTILITY AND SERVICE SYSTEMS (c) The proposed project includes stormwater run-off treatment Best Management Practices, as now required by the Santa Clara Valley Urban Runoff Pollution Prevention Program.

UTILITY AND SERVICE SYSTEMS (g) The proposed plan does not provide for a centralized garbage and recycling enclosure, as required by the Sunnyvale Municipal Code. Individual garbage and recycling containers are expected to result in a higher demand on public service resources, such as the time required to empty 36 individual containers for garbage and for recycling rather than centralized garbage and recycling containers.

HAZARDS AND HAZARDOUS MATERIALS (b) A Phase I and Screening Level Phase II Environmental Assessment was conducted on the project site. The results of the Assessment indicated moderately high concentrations of: total petroleum hydrocarbons as gasoline (TPHg); fuel oxygenates Methyl-tert-Butyl (MTBE); and benzene, toluene, ethylbenzene, total xylenes (BTEX) in selected soil samples. The impact of the release may be mitigated by removing the contaminated soil from the site prior to construction. This mitigation has been addressed in the MANDATORY FINDINGS OF SIGNIFICANCE (c).

RECREATION (a) The project site is adjacent to an existing neighborhood park. The potential addition of 0 to 102 residential units could increase the demand on the adjacent neighborhood park but is not likely that substantial deterioration of the facility would occur or be accelerated.

AGRICULTURAL RESOURCES (b) Section 51200 of the Government Code, known as the California Land Conservation Act of 1965 or as the Williamson Act, establishes the provisions that allow a certain tax advantage to lands maintained in agricultural use. A portion of the 3.71-acre project site is currently under a Williamson Act contract. General Plan Amendments and/or pre-zoning of the property do not require the contract status be terminated. However the contract status must be terminated in order to proceed with development of the property.

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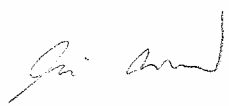
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AGRICULTURAL REASOURCES (c) A portion of the 3.71-acre project site is currently an orchard. City Council action taken in December 2003 rezoned the project site and modified its primary uses to a Minimum of 40% Commercial/Retail/Office, and Up to 60% Residential. The General Plan allow non-agricultural land uses on the orchard site. The impact of the change from agricultural uses has been accounted for in the Land Use and Transportation Sub-Element of the General Plan.

HYDROLOGY AND WATER QUALITY (c) The proposed project construction shall result in a change in drainage pattern for the site. However, a project includes a stormwater management plan with Best Management Practices to reduce to level of pollutants in the run off. The impact of run-off during construction is addressed as a standard mitigation in construction site management requirements.

HYDROLOGY AND WATER QUALITY (e) The proposed project shall increase the impervious surfaces on the site. This impact of the run-off from the increase impermeable surfaces have been addressed in the stormwater management plan included in the project application.



Completed By: Jamie McLeod, Associate Planner

Date: June 3, 2004

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ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the initial Study was prepared:

- | | |
|---|---|
| <ol style="list-style-type: none">1. City of Sunnyvale General Plan:2. Map3. Air Quality Sub-Element4. Community Design Sub-Element5. Community Participation Sub-Element6. Cultural Arts Sub-Element7. Executive Summary8. Fire Services Sub-Element9. Fiscal Sub-Element10. Heritage Preservation Sub-Element11. Housing & Community Revitalization Sub-Element12. Land Use & Transportation Sub-Element13. Law Enforcement Sub-Element14. Legislative Management Sub-Element15. Library Sub-Element16. Noise Sub-Element17. Open Space Sub-Element.18. Recreation Sub-Element19. Safety & Seismic Safety Sub-Element20. Sanitary Sewer System Sub-Element21. Socio-Economic Sub-Element22. Solid Waste Management Sub-Element23. Support Services Sub-Element24. Surface Run-off Sub-Element25. Water Resources Sub-Element
26. City of Sunnyvale Municipal Code:27. Chapter 1028. Zoning Map29. Chapter 19.42. Operating Standards30. Chapter 19.28. Downtown Specific Plan District31. Chapter 19.18. Residential Zoning Districts32. Chapter 19.20. Commercial Zoning Districts33. Chapter 19.22. Industrial Zoning Districts34. Chapter 19.24. Office Zoning Districts35. Chapter 19.26. Combining Zoning Districts36. Chapter 19.28. Downtown Specific Plan37. Chapter 19.46. Off-Street Parking & Loading38. Chapter 19.56. Solar Access39. Chapter 19.66. Affordable Housing40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses | <ol style="list-style-type: none">41. Chapter 19.94. Tree Preservation42. Chapter 19.96. Heritage PreservationSpecific Plans43. El Camino Real Precise Plan44. Lockheed Site Master Use Permit45. Moffett Field Comprehensive Use Plan46. 101 & Lawrence Site Specific Plan47. Southern Pacific Corridor Plan
Environmental Impact Reports48. Futures Study Environmental Impact Report49. Lockheed Site Master Use Permit Environmental Impact Report50. Tasman Corridor LRT Environmental Impact Study (supplemental)51. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)52. Downtown Development Program Environmental Impact Report53. Caribbean-Moffett Park Environmental Impact Report54. Southern Pacific Corridor Plan Environmental Impact Report
Maps55. City of Sunnyvale Aerial Maps56. Flood Insurance Rate Maps (FEMA)57. Santa Clara County Assessors Parcel58. Utility Maps (50 scale)
Lists/Inventories59. Sunnyvale Cultural Resources Inventory List60. Heritage Landmark Designation List61. Santa Clara County Heritage Resource Inventory62. Hazardous Waste & Substances Sites List (State of California)63. List of Known Contaminants in Sunnyvale
Legislation/Acts/Bills/Codes64. Subdivision Map Act65. Uniform Fire Code, including amendments per SMC adoption |
|---|---|

FILE

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ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the initial Study was prepared:

- 66. National Fire Code (National Fire Protection Association)
- 67. Title 19 California Administrative Code
- 68. California Assembly Bill 2185/2187 (Waters Bill)
- 69. California Assembly Bill 3777 (La Follette Bill)
- 70. Superfund Amendments & Reauthorization Act (SARA) Title III

Transportation

- 71. California Department of Transportation Highway Design Manual
- 72. California Department of Transportation Traffic Manual
- 73. California Department of Transportation Standard Plan
- 74. California Department of Transportation Standard Specification
- 75. Institute of Transportation Engineers - Trip Generation
- 76. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook
- 77. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways
- 78. California Vehicle Code
- 79. Traffic Engineering Theory & Practice by L. J. Pegnataro
- 80. Santa Clara County Congestion Management Program and Technical Guidelines
- 81. Santa Clara County Transportation Agency Short Range Transit Plan
- 82. Santa Clara County Transportation Plan
- 83. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- 84. Santa Clara County Sub-Regional Deficiency Plan
- 85. Bicycle Plan

Public Works

- 86. Standard Specifications and Details of the Department of Public Works
- 87. Storm Drain Master Plan
- 88. Sanitary Sewer Master Plan

- 89. Water Master Plan
- 90. Solid Waste Management Plan of Santa Clara County
- 91. Geotechnical Investigation Reports
- 92. Engineering Division Project Files
- 93. Subdivision and Parcel Map Files

Miscellaneous

- 94. Field Inspection
- 95. Environmental Information Form
- 96. Annual Summary of Containment Excesses (BAAQMD)
- 97. Current Air Quality Data
- 98. Chemical Emergency Preparedness Program (EPA) Interim Document in 1985?)
- 99. Association of Bay Area Governments (ABAG) Population Projections
- 100. Bay Area Clean Air Plan
- 101. City-wide Design Guidelines
- 102. Industrial Design Guidelines

Building Safety

- 103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
- 104. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2)
- 105. Uniform Plumbing Code, (Including the California Plumbing Code)
- 106. Uniform Mechanical Code, (Including the California Mechanical Code)
- 107. National Electrical Code (Including California Electrical Code)
- 108. Title 16 of the Sunnyvale Municipal Code

Additional References

- 109. USFWS/CA Dept. F&G Special Status Lists
- 110. Project Traffic Impact Analysis
- 111. Project Description
- 112. Santa Clara County Airport Land Use Plan
- 113. Federal Aviation Administration
- 115. Trip Generation and Site Access Study Prepared by Fehr & Peers on October 13, 2003
- 116. Phase I & Screening Level Phase II Environmental Assessment Prepared GeoTrans, Inc. in May 2003

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